



राजपत्र, हिमाचल प्रदेश

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

सोमवार, 06 फरवरी, 2023 / 17 माघ, 1944

हिमाचल प्रदेश सरकार

HIGH COURT OF HIMACHAL PRADESH, SHIMLA - 171 001

NOTIFICATION

Dated the 21st January, 2023

No. HHC/15-56/Jus/Acctts/2021.—Hon'ble Smt. Justice Sabina, senior-most Judge of the High Court of Himachal Pradesh has assumed charge of the office of Chief Justice (Acting) of the

High Court of Himachal Pradesh, in the forenoon of 21st January, 2023, pursuant to Notification No.11019/51/2022-US.I/II (ii) dated 20th January, 2023, issued by the Government of India, Ministry of Law and Justice, Department of Justice (Appointments Division), New Delhi.

By order,

Sd/-
(ARVIND MALHOTRA),
Registrar General.

HIGH COURT OF HIMACHAL PRADESH, SHIMLA - 171 001

NOTIFICATION

Dated the 18th January, 2023

No. HHC/Estt.3(726)/2010.—02 days earned leave for 02-12-2022 and 03-12-2022 with permission to suffix Sunday on 04-12-2022 is hereby sanctioned, *ex-post-facto*, in favour of Smt. Hem Lata, Secretary of this Registry.

Certified that Smt. Hem Lata has joined the same post and at the same station from where she had proceeded on leave after the expiry of the above leave period.

Certified that Smt. Hem Lata would have continued to officiate the same post of Secretary but for her proceeding on leave.

By order,

Registrar General.

HIGH COURT OF HIMACHAL PRADESH, SHIMLA-171 001

NOTIFICATION

Dated the 18th January, 2023

No. HHC/Estt.3(408)/95-I.—02 days earned leave for 23-12-2022 and 24-12-2022 with permission to suffix Sunday on 25-12-2022 is hereby sanctioned, *ex-post-facto*, in favour of Shri Sanjeev Layal, Secretary of this Registry.

Certified that Shri Sanjeev Layal has joined the same post and at the same station from where he had proceeded on leave after the expiry of the above leave period.

Certified that Shri Sanjeev Layal would have continued to officiate the same post of Secretary but for his proceeding on leave.

By order,

Registrar General.

HIGH COURT OF HIMACHAL PRADESH, SHIMLA - 171 001

NOTIFICATION

Dated the 24th January, 2023

No. HHC/Admn.3(242)/86-I.—02 days commuted leave for 30-12-2022 and 31-12-2022 with permission to suffix Sunday on 01-01-2023 is hereby sanctioned, *ex-post-facto*, in favour of Shri Hitesh Sharma, Court Master of this Registry.

Certified that Shri Hitesh Sharma has joined the same post and at the same station from where he had proceeded on leave after the expiry of the above leave period.

Certified that Shri Hitesh Sharma would have continued to officiate the same post of Court Master but for his proceeding on leave.

By order,

Registrar General.

HIGH COURT OF HIMACHAL PRADESH, SHIMLA - 171 001

NOTIFICATION

Dated the 24th January, 2023

No. HHC/Estt.3(709)/2009.—01 day's earned leave for 29-12-2022 is hereby sanctioned, *ex-post-facto*, in favour of Shri Kalyan Singh Tanta, Court Master of this Registry.

Certified that Shri Kalyan Singh Tanta has joined the same post and at the same station from where he had proceeded on leave after the expiry of the above leave period.

Certified that Shri Kalyan Singh Tanta would have continued to officiate the same post of Court Master but for his proceeding on leave.

By order,

Registrar General.

**OFFICE OF SECRETARY, NAGAR PANCHAYAT JAWALI, DISTRICT KANGRA,
HIMACHAL PRADESH**

PROPERTY TAXATION BYE-LAWS-2023

NOTIFICATION

Jawali, the 1st February, 2023

No. NPJ/H.Tax/2023-1256.—Whereas, the Nagar Panchayat Jawali has published Drafted (Property Taxation) Bye-Laws-2023 in Rajpatra H.P. (e-Gazette) for inviting public objection, suggestions under Section 65 (2) of the Himachal Pradesh Municipal Act, 1994.

If there is any objection(s) or suggestion(s) with respect to these bye-law so drafted, it should be sent in writing to the Secretary Nagar Panchayat Jawali District Kangra, H.P. or President Nagar Panchayat Jawali, District Kangra within a period of 15 days from the date of publication of this notice in Rajpatra, Himachal Pradesh.

The objection(s) or suggestion(s) received within the stipulated period will be considered and decided by the Nagar Panchayat Jawali, District Kangra, H.P., Now in exercise of the power conferred by Section 65 (1) read with Section 2 (33-a) of the H.P. Municipal Act, 1994 Nagar Panchayat Jawali, District Kangra, H.P. has decided to notify Draft (Property Taxation Bye-laws-2023 for objection & suggestion of general public as follows, namely.—

NAGAR PANCHAYAT JAWALI PROPERTY TAXATION BYE-LAWS-2023

1. Short title and Commencement.—(i) These Bye-laws may be called the Nagar Panchayat Jawali (Property Taxation) Bye-laws, 2023

(ii) These bye-laws shall come into force from the date of publication of its notification in the Rajpatra of Himachal Pradesh.

2. Definitions.—(1) In these bye-laws unless the context otherwise require,

(i) “Act” means the Himachal Pradesh Municipal Act, 1994, (Act No.13 of 1994) read with its amendments carried out *vide* H.P. Municipal (Amendment) Act, 2016 and *vide* H.P. Municipal (Amendment) Act, 2020.

(ii) “Appellate Authority” means an authority prescribed under Section 90 of H.P. Municipal Act, 1994.

(iii) “Assessment List” means the list of all units of the lands and buildings assessable to property tax under the provisions of H.P. Municipal Act, 1994.

(iv) “Assessment year” means the year commencing from the first day of April to 31st March of succeeding year.

(v) “Bye-Laws” means the Municipality (Property Taxation) bye-laws-2023 made under the Act as notified in the official gazette.

(vi) “Municipality” means as defined in Section 2 (24) of the Act.

(vii) “Section” means Sections of the Act.

(viii) 'Rateable Value' as defined in Section 2 clause (33-a) of the Act and procedure prescribed under these Bye-Laws.

(ix) "Unit" means a specific portion of the land and building in use and occupation of the owner(s) or occupier(s) including vacant land and built up portion of the building. This will not include setbacks area of building, agricultural lands and land in notified green belt as notified under the interim development plan of Jawali area.

(x) "Unit area" means area of a unit in square meters.

(xi) "Unit area tax" means property tax on unit(s) of lands & buildings which shall be charged per annum between one percent to twenty five percent as may be determined on the basis of rateable value of unit(s) of lands & buildings by the Municipality from time to time. All other words and expressions used herein but not defined shall have the same meaning respectively as assigned to them in the Act.

3. Assessment list what to contain.—The Secretary shall keep a book to be called the "Assessment List" in which the following shall be entered in Form-A appended to these bye-laws:—

(a) A list of all units of the lands and buildings located within the jurisdiction of Municipality Jawali, distinguishing each either by name or number and containing such particulars regarding the location or nature of each, which shall be sufficient for identification thereof.

(b) The rateable value of each unit of the lands and buildings.

(c) The name of the person primarily liable for payment of property tax and rateable value as well as property tax demand on his/her unit of land or building.

(d) If any such unit of a land or a building is not liable to be assessed to the property tax, the reason for such non-liability; and

(e) Other details; if any, as the Secretary may from time to time think fit.

Explanation.—(i) For the purpose of clause (b) the rateable value of the unit(s) of the land will be the rateable value of the unit(s) of the land and in the case of unit(s) of the building, the rateable value will include the rateable value of the land and the unit(s) of the building erected thereon.

(ii) For the purpose of charging property tax on a unit of land, the unit of land shall be treated as "land" till the completion plan of building is sanctioned by Municipality Jawali or by other competent authority of the State Government and such construction is put to use on the spot whichever occurs first. Accordingly, property tax shall be continued to be charged on the rateable value of the unit of land till such time treating it as "land".

4. Form of Assessment list.—The assessment list shall be kept in the form-A hereto. The Secretary may order to add, omit, amend or alter any of the columns of the Performa of the assessment list as and when required.

5. Procedure where name of person primarily liable for property tax cannot be ascertained.—If the name of the person primarily liable for the payment of property tax in respect

of any unit of any land or building cannot be ascertained, it shall be sufficient to designate him in the assessment list, property tax bill and in any notice which may be necessary to serve upon the said person under the Act, as “the holder” of such unit of land or building without further description.

6. Inspection of assessment list.—If assessment list has been completed, the Secretary shall give public notice thereof mentioning therein the place where assessment list or copy thereof may be inspected and every person claiming to be the owner or lessee or occupier of any unit(s) of any land or building included in the assessment list and any authorized agent of such person shall be at liberty to inspect the list and to file written objection within 30 days from the date of publication of such public notice in the local newspaper(s).

7. Register of Objections.—(1) The Secretary shall keep a register of objections in which all objections received under sub-section (2) of Section 74 and sub-section (2) of Section 76 shall be entered. The register shall contain:—

- (i) The name or number of the land or building in respect of which objection is received;
- (ii) Name of the person primarily liable for the payment of property tax;
- (iii) Name of the objector;
- (iv) The rateable value finally fixed after enquiry and investigation of the objection by the committee constituted in this behalf;
- (v) The date from which the rateable value finally fixed has to come into force; and
- (vi) Such other details as the Secretary may from time to time think fit;

8. Amendment of Assessment list under the provisions of Section 76 and investigation and disposal of objections against such amendments:—

(i) When any amendment is proposed to be made under the provisions of Section 76 such amendment will provisionally be made in the assessment list and the notice as required under the provision of sub-sections (1) & (3) of Section 76 shall be served on the person affected by the amendment after affording him the opportunity to file objection, if any, against the proposed amendment within 30 days from the date of receipt of such notice.

(ii) Objections shall be inquired into and investigated by the Committee constituted in this behalf under sub section 1 of Section 75 of the Act, after affording opportunity of being heard to the objector.

(iii) The assessment list shall be finally amended in accordance with the decisions made by the said committee.

(iv) If no objection is received or if the same are received but not within the time limit specified in this behalf in the notice, the assessment list shall be finally amended by confirming the provisional amendment made in the assessment list. However, for special reasons to be recorded in writing, the committee constituted in this behalf may consider objections received after the expiry of the stipulated period.

(v) Property tax on the basis of the amended assessment list shall be due from the date specified in the assessment notice or from the date as may be decided by the Committee constituted in this behalf. Provided that payment of property tax on the basis of the assessment list, as existing before such an amendment will not be withheld on the ground that some amendment is to be made in the list.

9. Payment of property taxes where to be made.—Every person who is liable to pay any of the property tax shall pay the same at the Head Office of the Municipality or at such other place(s) and time as may be specified by the Secretary as the case may be. However, the payment of tax shall be made either by cash or cheque or through Bank Draft drawn in favour of the Secretary, Nagar Panchayat Jawali, payable at or through RTGS in the Bank Account of Nagar Panchayat Jawali declared for the said purpose by the Secretary, as the case may be.

10. Demand of property tax to be raised annually by issuing one single bill for one unit of a property:—

(i) Demand of property tax shall be raised annually by issuing a single property tax bill on form-B annexed to these bye-laws for each unit of a property. The service of bill shall be effected by hand through special messenger and in case owner or occupier upon whom the bill is to be served is living outside the municipal limits, the bill shall be issued by post under certificate of posting or by registered/speed post. In case the owner or occupier avoids by hand service of the bill, service of the bill shall be effected by affixing the bill in presence of two witnesses on the unit of the property to which the bill relates.

(ii) In case the owner or occupier upon whom the property tax bill has been served fails to make payment of the property tax within the due date, the property tax shall be recovered by the Executive Officer or by the officer/official authorized by him in this behalf by initiating appropriate process under the provisions of Section 86 of the Act:

Provided that nothing herein contained shall affect the liability of such person to any increased property tax to which he may be assessed on account of the said unit of property owing to a revision of the rateable value.

(iii) The tax for the ensuring year shall be paid either in lump-sum within 30 days at the beginning of the financial year *i.e.* upto 30th April or in two half yearly installments. The first installment to be paid by 30th April and second installment by 30th October every year.

11. Service of property tax bills and demand notices in respect of un-partitioned unit of property.—If an un-partitioned unit of a property is owned by more than one person, service of bill(s) and notice(s) of demand on anyone co-owner shall be treated as service on all the owners.

12. Demand and collection registers:—

(i) A register of demand & collection of property tax in Form-F appended to these bye laws shall be maintained showing therein the figures of property tax demand, collection, rebate, remission adjustment, arrears, excess recoveries and such other particulars in relation to each unit of the property. This register will be kept either in the shape of hard copy or in the shape of soft copy or in both as the Executive Officer/Secretary, as the case may be think fit.

(ii) The register may, if any the Secretary, as the case may be thinks fit be made in separate parts or volumes for such purposes and with such several designations as the Secretary, as the case may be determine.

(iii) The separate Register shall be maintained for recording information regarding detail of arrears for the previous years.

13. Circumstances not considered as vacancy of property.—For the purpose of Sections 81 and 84 of Himachal Pradesh Municipal, Act, 1994:—

(i) A unit of building or of a tenement reserved by the owner for his own occupation shall be deemed to be occupied, whether it is actually occupied by the owner or not;

(ii) Any unit of building or of a tenement used or intended to be used for the purpose of any industry which is seasonal in character shall not be deemed to be vacant merely on account of its being unoccupied and unproductive of rent during such period or periods of the year in which seasonal operations are normally suspended;

14. Remission/Refund not claimable unless notice of vacancy is given to the Secretary, as the case may be every year.—When a vacancy continues from one year into the subsequent year, no refund or remission of any property tax shall be claimable from the Secretary, as the case may be on an account of such continued vacancy unless notice thereof is given to the Secretary within 60 days from the commencement of the next financial year.

15. Inspection by Municipal Staff of the vacant unit of the property.—If any owner or occupier does not allow or facilitate the inspection by the authorized Municipality staff of any unit of the property claimed by him to be vacant, the Secretary, as the case may be refuse to treat such unit of building or tenement, as the case may be, as vacant till the day such inspection is made, and the vacancy of the unit of property verified.

16. Copies of property tax bill(s).—The Secretary, as the case may be, on a request in writing from the owner of any unit of land or building or any other person primarily liable to pay property tax in respect thereof, give a copy or copies of any bill/bills for any property tax on payment of such fee as may be fixed by the Secretary, as the case may be, from time to time.

17. Notice on transfer of title.—The notice regarding transfer of title of any unit of any property require to be given under Section 83 shall be either in Form-“C” or Form-“D” annexed to these bye-laws, as the case may be, and shall state clearly and correctly all the particulars required in the said Form(s).

18. Property tax to be paid upto date.—No such notice as contained in Bye-Laws, 17 shall be deemed to be validly given unless the property tax due upto the date of transfer of title of the unit of property is paid in full.

19. Filing of return by owner(s)/ occupier(s).—The Secretary, as the case may be require any owner or occupier of a unit of land or building or of any portion thereof to furnish information or a written return in Form-“E” appended to these bye-laws. Every owner or occupier on whom any such requisition is made shall be bound to comply with the same and to give true information or to make a true return to the best of owner or occupier knowledge or belief, within a period of thirty days from the service of such requisition upon him/her.

20. Penalty for non-submission of return.—Whoever omits to comply with any requisition under 19 of this Bye-Laws, 19 of these bye-laws or fails to give true information or to make a true return to the best of his knowledge or belief, shall in addition to any penalty under Section 82 of the Act, be precluded from objecting to any assessment made by the Secretary, as the case may be in respect of such unit of the lands or building of which he is the owner or occupier.

21. Inspection of Tax Record.—Every owner, lessee or occupier of a unit of land/building or authorized agent of any such person may, with the permission in writing of the Secretary, as the case may be or any officer/official authorized by him in this behalf inspect the tax record relating to the unit of the land/building of which is owner, lessee, agent or occupier free of charge during the office hours.

22. Location Factor, Characteristic and its value.—For the purpose of clause (33-a) (c) of Section 2 of the Act, the location Factor, characteristic and its values shall be as under:—

(i) Tentative Zoning of Jwali town proposed as follows:—

A Z.—one may include the following area Ward No. 3, Ward No. 4, Ward No. 5, Ward No. 6, Ward No. 7.

B Z.—one may include following area Ward No.1, Ward No. 2, Ward No. 8, Ward No. 9.

(ii) Number of Zones.—The entire municipal area is proposed to be divided into five zones *i.e.* Zone –A, Zone –B, , Factors and proposed value of each factor. There are three factors which are relevant for determination of rateable value of lands & buildings. These factors and proposed value of each factors per sq. meter shall be as under:—

(1) Location factor(F-1):

Location (Zone) No.	Value per sq. mtr.
A =	3=00
B =	2=00

23. Structural factor/characteristics and its value.—For the clause (33-a) (c) of Section 2 of the Act, building shall be classified as pucca, semi-pucca and kucha in the following manner.—

- (i) For Pucca-building, value per sq. mtr. =3.00
- (ii) For semi-pucca building, value per sq. mtr. =2.00
- (iii) For kucha building, value per sq. mtr. =1.00

24. Age factor and Age-wise grouping and value of the buildings.—For the clause (33-a) (c) of Section 2 of the Act, all the buildings shall be grouped age-wise having factor value as mentioned against each age group:—

Group	Building	Factor value
A	Before 1970	1.00
B	Above 1971 to 1990	2.00
C	Above 1991 to 2010	3.00
D	2011 and beyond	4.00

25. Occupancy factor/characteristics and its value.—The occupancy factor and its value shall be as under for the purpose of Clause (c) *ibid*:—

(i) Value for residential occupancy:

(a) Value for self residential	(b) Value for Let out residential
2.00	4.00

(ii) Value per sq. mtr. for non-residential occupancy:

A	B	C	D	E
Hotels above built-up area of 300 Sq. mtr., MNC Show Rooms and Restaurant	Hotel having built-up area between 100 to 300 Sq. mtr. And Show Room 100 sqm to 300 Sq. Mtr.	Other Hotels, Bars, Restaurant, Banks, ATMs, Show Rooms, Call Centre, Marriage Hall, Travel Agency, Mobile Towers, Coaching Centre less than 100 sq. mtr.	Shops, School, Colleges, Educational Institutions, Offices, Hostel, Hospital, Theatre, Clubs, Paying Guest House (PGs), Guest House less than 100 Sq. mtr.	Gowdowns, Dhabas, Stall and Other types of Properties not covered under (A to D) less than 100 Sq. Mtrs.
12.00	10.00	6.00	5.00	4.00

OR

Commercial (Less than 100 sq. m.)	Commercial (Between 100-300 sq. m.)	Commercial (Greater than 300 sq. m.)	Residential(By Owner)	Residential (By Others)
4.00	10.00	12.00	2.00	4.00

26. Use factor/characteristic and its value.—For the purpose of Clause (33 a) of Section 2 of the Act, the value of use factor/characteristic of the unit(s) of the lands & buildings for the purpose of Clause (33 a) *ibid* shall be as under:—

- (i) Residential . . 2.00
(ii) Non- Residential . . 3.00

27. Method of calculation of rateable value and rate of property tax on the net rateable value of the lands and buildings shall be as under:—

A-Zone	B-Zone	Rate
For residential properties	For residential properties	7%
For non-residential properties	For non- residential properties	7%
For land properties	For land properties	NIL

28. Penalty.—If a person liable for payment of Property Tax does not pay the same within a period of one month from the issue of tax bill, a person shall be liable for payment of interest as per sections 86 & 87 of the Act beside initiation of recovery proceeding as per the provision of Section 89 of the Act. Further, whosoever contravenes any of the clauses of these Bye-Laws shall be, in addition to the penalties as provided under the act, liable for disconnection of water, electricity and other civic amenities and the Secretary, as the case may be request the competent authority to withdraw registration/recognition, if any granted, in his/their favour.

By Order

Secretary,

Nagar Panchayat Jawali.

[illegible]

FORM-B
(See Bye-Laws 10)
Nagar Panchayat Jawali
(Tax Department)
Property Tax Bill

Financial Year for the Year _____ Bill No. _____ Dated _____
Zone _____

Bill(s) Detail

UPN No.	
ID No.	
Name of Property	
Name of Owner/Occupier	
Correspondence Address	
Due date 15 days from the date of Receipt of bill/18 days if by post from the date of dispatch of bill	

Unit	Area	Net Ratable Value	Property Tax Percentage	Amount of General Tax
Residential				
Let Out Residential				
Commercial				
Plot of Land				

Detail of demand for Property Tax for the year _____ Period _____

Sl. No.	Description of Tax	Amount
1.	General Tax	
2.	(a) Rebate @ 10% (b) Remission	
3.	Previous Arrear Amount for the period _____	
4.	Interest Amount	
5.	Previous Credit	
6.	Amount Payable on due date	
7.	Amount Payable after due date	
8.	Amount still at credit	

Please pay bill before due date to avail 10% rebate.

Bill Prepared By

Bill Checked By

Assistant Tax Superintendent

Receipt

UPN No. _____	Bill No. _____ Bill Date _____
ID No. _____	Amount before due date _____
Name of Owner/Occupier _____	Amount after due date _____
	Amount Paid _____
	Receipt No. _____ Dated _____

Cashier,
Nagar Panchayat Jawali.

Terms & Conditions

1. The Municipality Treasury is open from 10.00 A.M. to 03.00 P.M. on all working days.
2. Cheques should be drawn in favour of Secretary, as the case may be, Municipal Council/Nagar Panchayat Jawali.
3. Outstations cheques should include the discount charged in such cheque(s).
4. Rebate @ 10% is given on the taxes claimed for the current year or a bill raised for the first time, if the amount specified in the bill is paid within 15 days from the presentation thereof. Bills sent under postal certificate shall be construed to have been received within three days from the date of the posting and accordingly this rebate is given if payment of the bill is made within 18 days from the date of posting.
5. If the payment of the tax is not made within the financial year in which the bill is issued an interest @ 1% per month shall be payable after one month of the close of the financial year to which the bill relates.
6. The notice of demand/recovery of property tax will not confer any right on the person paying the tax or anyone else to claim validation of unauthorized construction at a later date and the same is without any prejudice to the rights of the Jawali Municipality to take any legal action including that of demolition in respect of such unauthorized construction/structure.
7. In case any of your payments have not been adjusted, same can be adjusted/settled by producing original receipts given by Municipality Jawali.
8. In all correspondence, always mention No./date, name of house and demand No.
9. Bill generated be presented while tendering payment.

FORM-C
(See Bye-Laws 17)

Form of notice of Transfer to be given which has taken place by way of instrument.

To

The Secretary,
Nagar Panchayat Jawali

I _____ s/o _____
r/o _____
hereby give notice as required by Section 83 of the H.P. Municipal Act, 1994 of the following
transfer of property:—

Description of Property

Name & address of person whose title has been transferred	Name & address of person to whom property title has been transferred	Detail of Property	Area of the property	Account No./ID No. of old assesses	Remarks
1	2	3	4	5	6

Date _____

Name of Owner/Occupier _____

Address _____

Mob. No. _____

FORM-D
(See Bye-Laws 17)

Form of notice of Transfer to be given which has taken place otherwise than by instrument

To

The Secretary,
Nagar Panchayat Jawali

I _____ s/o _____
r/o _____
hereby give notice as required by Section 83 of the H.P. Municipal Act, 1994 of the following
transfer of property:—

Name & address of person whose title has been transferred	Name of legal heir/successor to whom property title has been transferred	Detail of Property	Area of the property	Account No./ID No. of old assessees	Remarks
1	2	3	4	5	6

Mob.No. _____

[illegible]

	(b) Hotel having built up area between 1000 to 2000 sq.m. and show room above 1000 sq. m.									
	(c) Other Hotels, Bars, Restaurant, Banks, ATMs, Show rooms, Call Centre, Marriage Hall, Travel Agency, Mobile Towers, Coaching Centre.									
	(d) Shops, Schools, Colleges, Education institutions, Offices, Hostel, Hospital, Theatre, Clubs, Paying Guest House (PGs), Guest House.									
	(e) Godowns, Dhaba, Stall and Other Types of Properties not covered Under (a to d).									
3.	Plot of Land									

I hereby declare that the information furnished above is correct to the best of my knowledge and proper belief and nothing has been concealed therefrom.

Date

Yours faithfully,

(Signature)

Owner/Agent/Occupier.

Name in block letters.....

Address.....

Mob. No.

Verification of the Assistant Tax Superintendent

Verification of the Secretary.

Location factor/characteristic and its value

(i) Number of zones : The entire old and merged Municipal area has been divided *i.e.* A & B Zone.

(I) Location factor (F-1) is :

Location (Zone) No.		Value per sq. mtr.
A	=	3.00
B	=	2.00

Structural factor, Characteristics and its values (F2):—

- (i) For Pucca-building value per Sq. Mtr. = 3.00
(ii) For semi-pucca building, value per sq. mtr. = 2.00
(iii) For kutcha building, value per sq. mtr. = 1.00

Age factor and Age-wise grouping and value of the Buildings (F3):-

Group	Building	Factor Value
A	Before 1970	1.00
B	Above 1971 to 1990	2.00
C	Above 1991 to 2010	3.00
D	2011 and beyond	4.00

Occupancy factor/Characteristics and its value (F4):—

- (i) Value for residential occupancy:

(a) Value for self residential	(b) Value for Let out residential
2.00	4.00

Use factor/Characteristics and its value (F5):—

- (i) Value per sq. mtr. for non- residential Occupancy.

A	B	C	D	E
Hotels above built-up area of 300 Sq. mtr., MNC Show Rooms and Restaurant	Hotel having built-up area between 100 to 300 Sq. mtr. And Show Room 100 sqm to 300 Sq. Mtr.	Other Hotels, Bars, Restaurant, Banks, ATMs, Show Rooms, Call Centre, Marriage Hall, Travel Agency, Mobile Towers, Coaching Centre less than 100 sq. mtr.	Shops, School, Colleges, Educational Institutions, Offices, Hostel, Hospital, Theatre, Clubs, Paying Guest House (PGs), Guest House less than 100 Sq. mtr.	Gowdowns, Dhabs, Stall and Other types of Properties not covered under (A to D) less than 100 Sq. Mtrs.
12.00	10.00	6.00	5.00	4.00

OR

Commercial (Less than 100 sq. m.)	Commercial (Between 100-300 sq.m.)	Commercial (Greater than 300 sq.m.)	Residential (By Owner)	Residential (By Others)
4.00	10.00	12.00	2.00	4.00

(i)	Residential	=	2.00
(ii)	Non Residential	=	3.00

Area (in sq. mtrs.) of a unit multiplied by value of relevant factors of unit area method as mentioned in 23 to 27 of the bye laws. The figure that will so come out, thereof shall be the net rateable value of unit and property tax shall be charged on that net rateable value at the rate of 7% in zone A and zone B for lands and in case of buildings as under:—

For the Financial Year

UNP No. _____
ID No. _____
Name of Property: _____
Name of Owner/Occupier: _____
Correspondence Address: _____

Unit	Area	Net Ratable Value	Property Tax Percentage	Amount of General Tax
Residential				
Let Out Residential				
Commercial				
Plot of Land				

[illegible]

लोक निर्माण विभाग

अधिसूचना

शिमला-2, 23 दिसम्बर, 2022

सं० पी०बी०डब्ल्यू०(बी०)एफ(5)16/2021.—यतः हिमाचल प्रदेश के राज्यपाल को यह प्रतीत होता है कि हिमाचल प्रदेश सरकार को सरकारी व्यय पर सार्वजनिक प्रयोजन हेतु नामतः गांव शनेरी, तहसील रामपुर, जिला शिमला हि० प्र० में डकोलड़-शिंगला-शनेरी सड़क/मार्ग के निर्माण हेतु भूमि अर्जित करनी अपेक्षित है, अतएव एतद्वारा यह अधिसूचित किया जाता है कि उक्त परिक्षेत्र में जैसा कि निम्न विवरणी में निर्दिष्ट किया गया है, उपरोक्त प्रयोजन के लिए भूमि का अर्जन अपेक्षित है।

2. यह घोषणा, भूमि अर्जन, पुनर्वास और पुनर्व्यवस्थापन में उचित प्रतिकर और पारदर्शिता अधिकार अधिनियम, 2013 (2013 का 30) की धारा-19 के उपबन्धों के अधीन इससे सम्बन्धित सभी व्यक्तियों को सूचना हेतु की जाती है तथा उक्त अधिनियम की धारा-19 के अधीन भू-अर्जन समाहर्ता, (शिमला क्षेत्र) लो० नि० वि०, जिला शिमला, हिमाचल प्रदेश को उक्त भूमि के अर्जन करने के आदेश लेने का एतद्वारा निदेश दिया जाता है।

3. भूमि रेखांक का निरीक्षण भू-अर्जन समाहर्ता, (शिमला क्षेत्र), लोक निर्माण विभाग, जिला शिमला, (हि० प्र०) के कार्यालय में किया जा सकता है।

विवरणी

जिला	तहसील	गांव	खसरा नं०	क्षेत्र (है०)
शिमला	रामपुर	शनेरी	955 / 1	00-02-51
			कुल कित्ता-01	00-02-51

आदेश द्वारा

प्रधान सचिव (लोक निर्माण)।

ब अदालत सहायक समाहर्ता द्वितीय श्रेणी, उप-तहसील रिवालसर, जिला मण्डी (हि० प्र०)

मिसल नं० : 171/2022

तारीख मरजुआ : 21-11-2022

तारीख पेशी : 06-01-2023

निर्मला कुमारी पुत्री श्री किशन चन्द, निवासी बनौण, डाकघर सिध्याणी, उप-तहसील रिवालसर, जिला मण्डी (हि० प्र०) प्रार्थी।

बनाम

आम जनता

प्रत्यार्थी।

प्रार्थना-पत्र जन्म तिथि दर्ज करने बारे इशतहार समाचार पत्र/मुश्री मुनादी।

निर्मला कुमारी पुत्री श्री किशन चन्द, निवासी बनौण, डाकघर सिध्याणी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0) ने इस न्यायालय में प्रार्थना-पत्र गुजार कर यह निवेदन किया है कि उनका जन्म दिनांक 16-02-1980 को गांव बनौण, ग्राम पंचायत सिध्याणी में हुआ है परन्तु ग्राम पंचायत सिध्याणी में वर्ष 1985-86 से पहले का जन्म रिकार्ड उपलब्ध नहीं है इसलिए उसकी जन्म तिथि ग्राम पंचायत सिध्याणी के जन्म रजिस्टर में दर्ज करने के आदेश दिए जावें।

उपरोक्त प्रार्थना-पत्र के संदर्भ में आम जनता को इस इशतहार समाचार पत्र/मुश्री मुनादी के माध्यम से सूचित किया जाता है कि अगर किसी व्यक्ति को उक्त प्रार्थना की जन्म तिथि 16-02-1980 को ग्राम पंचायत सिध्याणी के जन्म रजिस्टर में दर्ज किये जाने बारे कोई उजर/एतराज हो तो वह असालतन या वकालतन अपना एतराज इस न्यायालय में दिनांक 09-02-2023 को प्रातः 11.00 बजे उपस्थित होकर प्रस्तुत कर सकते हैं। निश्चित अवधि के दौरान कोई भी उजर/एतराज न आने की सूरत में आम जनता के विरुद्ध एकतरफा कार्यवाही अमल में लाई जावेगी।

यह इशतहार आज दिनांक 06-01-2023 को हमारे हस्ताक्षर व मोहर न्यायालय द्वारा जारी हुआ।

मोहर।

हस्ताक्षरित/—
सहायक समाहर्ता द्वितीय श्रेणी,
उप-तहसील रिवालसर, जिला मण्डी (हि0 प्र0)।

ब अदालत सहायक समाहर्ता द्वितीय श्रेणी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0)

मिसल नं0 : 168/2022

तारीख मरजुआ : 19-12-2022

तारीख पेशी : 06-01-2023

टेक चन्द पुत्र केशव राम, निवासी कवालकोट, डाकघर कोठी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0) प्रार्थी।

बनाम

आम जनता

प्रत्यार्थी।

प्रार्थना-पत्र नाम व जन्म तिथि दर्ज करने बारे इशतहार समाचार पत्र/मुश्री मुनादी।

टेक चन्द पुत्र केशव राम, निवासी कवालकोट, डाकघर कोठी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0) ने इस न्यायालय में प्रार्थना-पत्र गुजार कर यह निवेदन किया है कि उनकी पुत्री ज्योति देवी का जन्म दिनांक 20-09-2009 को हुआ है परन्तु ग्राम पंचायत बैरी में इसकी जन्म तिथि दर्ज नहीं है। इसलिए उसकी जन्म तिथि ग्राम पंचायत बैरी के जन्म रजिस्टर में दर्ज करने के आदेश दिए जावें।

उपरोक्त प्रार्थना-पत्र के संदर्भ में आम जनता को इस इशतहार समाचार पत्र/मुश्री मुनादी के माध्यम से सूचित किया जाता है कि अगर किसी व्यक्ति को ज्योति देवी पुत्री टेक चन्द की जन्म तिथि 20-09-2009 को ग्राम पंचायत बैरी के जन्म रजिस्टर में दर्ज किये जाने वारा कोई उजर/एतराज हो तो वह असालतन या वकालतन अपना एतराज इस न्यायालय में दिनांक 09-02-2023 को प्रातः 11.00 बजे उपस्थित होकर प्रस्तुत कर सकते हैं। निश्चित अवधि के दौरान कोई भी उजर/एतराज न आने की सूरत में आम जनता के विरुद्ध एक तरफा कार्यवाही अमल में लाई जावेगी।

यह इशतहार आज दिनांक 06-01-2023 को हमारे हस्ताक्षर व मोहर न्यायालय द्वारा जारी हुआ।

मोहर।

हस्ताक्षरित/—
सहायक समाहर्ता द्वितीय श्रेणी,
उप-तहसील रिवालसर, जिला मण्डी (हि0 प्र0)।

ब अदालत सहायक समाहर्ता द्वितीय श्रेणी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0)

मिसल नं0 : 169/2022

तारीख मरजुआ : 19-12-2022

तारीख पेशी : 06-01-2023

टेक चन्द पुत्र केशव राम, निवासी कवालकोट, डाकघर कोठी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0) प्रार्थी।

बनाम

आम जनता

प्रत्यार्थी।

प्रार्थना-पत्र नाम व जन्म तिथि दर्ज करने बारे इशतहार समाचार पत्र/मुश्री मुनादी।

टेक चन्द पुत्र केशव राम, निवासी कवालकोट, डाकघर कोठी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0) ने इस न्यायालय में प्रार्थना-पत्र गुजार कर यह निवेदन किया है कि उनके पुत्र दीपक का जन्म दिनांक 24-08-2008 को हुआ है परन्तु ग्राम पंचायत बैरी में इसकी जन्म तिथि दर्ज नहीं है। इसलिए उसकी जन्म तिथि ग्राम पंचायत बैरी के जन्म रजिस्टर में दर्ज करने के आदेश दिए जावें।

उपरोक्त प्रार्थना-पत्र के संदर्भ में आम जनता को इस इशतहार समाचार पत्र/मुश्री मुनादी के माध्यम से सूचित किया जाता है कि अगर किसी व्यक्ति को दीपक पुत्र टेक चन्द की जन्म तिथि 24-08-2008 को ग्राम पंचायत बैरी के जन्म रजिस्टर में दर्ज किये जाने बारे कोई उजर/एतराज हो तो वह असालतन या वकालतन अपना एतराज इस न्यायालय में दिनांक 09-02-2023 को प्रातः 11.00 बजे उपस्थित होकर प्रस्तुत कर सकते हैं। निश्चित अवधि के दौरान कोई भी उजर/एतराज न आने की सूरत में आम जनता के विरुद्ध एकतरफा कार्यवाही अमल में लाई जावेगी।

यह इशतहार आज दिनांक 06-01-2023 को हमारे हस्ताक्षर व मोहर न्यायालय द्वारा जारी किया गया।

मोहर।

हस्ताक्षरित/—
सहायक समाहर्ता द्वितीय श्रेणी,
उप-तहसील रिवालसर, जिला मण्डी (हि0 प्र0)।

ब अदालत सहायक समाहर्ता द्वितीय श्रेणी, उप-तहसील रिवालसर, जिला मण्डी (हि0प्र0)

मिसल नं0 : 166/2022

तारीख मरजुआ : 15-11-2022

तारीख पेशी : 06-01-2023

स्व0 श्रीमती सन्ति पत्नी धूंगल, गांव सलापड़, डाकघर लेदा, उप-तहसील रिवालसर, जिला मण्डी द्वारा खेम सिंह पुत्र स्व0 श्री मोती राम, निवासी गांव धनेड़, डाकघर पटड़ीघाट, उप-तहसील ढलवान, जिला मण्डी (हि0प्र0) प्रार्थी।

बनाम

आम जनता

प्रत्यार्थी।

प्रार्थना-पत्र मृत्यु तिथि दर्ज करने बारे इशतहार समाचार पत्र/मुशत्री मुनादी।

खेम सिंह पुत्र स्व० श्री मोती राम, निवासी गांव धनेड़, डाकघर पटड़ीघाट, उप-तहसील ढलवान, जिला मण्डी (हि०प्र०) ने इस न्यायालय में प्रार्थना-पत्र गुजार कर यह निवेदन किया है कि उनकी बुआ स्व० श्रीमती सन्ति पत्नी धूंगल की मृत्यु दिनांक 20-03-1978 को ग्राम पंचायत बैरकोट में हुई थी परन्तु ग्राम पंचायत बैरकोट में इनकी मृत्यु तिथि दर्ज नहीं है। इसलिए उनकी मृत्यु तिथि ग्राम पंचायत बैरकोट में दर्ज करने के आदेश दिए जावें।

उपरोक्त प्रार्थना-पत्र के संदर्भ में आम जनता को इस इशतहार समाचार पत्र/मुशत्री मुनादी के माध्यम से सूचित किया जाता है कि अगर किसी व्यक्ति को स्व० श्रीमती सन्ति पत्नी धूंगल, गांव सलापड़, डाकघर लेदा, उप-तहसील रिवालसर, जिला मण्डी (हि०प्र०) की मृत्यु तिथि 20-03-1978 को ग्राम पंचायत बैरकोट में दर्ज किये जाने बारे कोई उजर/एतराज हो तो वह असालतन या वकालतन अपना एतराज इस न्यायालय में दिनांक 09-02-2023 को प्रातः 11.00 बजे उपस्थित होकर प्रस्तुत कर सकते हैं। निश्चित अवधि के दौरान कोई भी उजर/एतराज न आने की सूरत में आम जनता के विरुद्ध एकतरफा कार्यवाही अमल में लाई जावेगी।

यह इशतहार आज दिनांक 06-01-2023 को हमारे हस्ताक्षर व मोहर न्यायालय द्वारा जारी हुआ।

मोहर।

हस्ताक्षरित/—
सहायक समाहर्ता द्वितीय श्रेणी,
उप-तहसील रिवालसर, जिला मण्डी (हि० प्र०)।

समक्ष मेघना गोस्वामी, तहसीलदार एवम् कार्यकारी दण्डाधिकारी, लडभड़ोल,
जिला मण्डी (हि०प्र०)

मिसल नम्बर : 23/2023

तारीख मरजुआ : 07-01-2023

तारीख पेशी : 09-02-2023

छाया देवी पुत्री श्री प्रमोद सिंह, निवासी गांव धगोग, डाकघर करसाल, तहसील लडभड़ोल, जिला मण्डी (हि०प्र०) प्रार्थिन।

बनाम

आम जनता

फरीकदोयम।

प्रार्थना-पत्र अधीन धारा 13(3) जन्म एवम् मृत्यु पंजीकरण अधिनियम, 1969 बराये दर्ज करने जन्म/मृत्यु तिथि।

उपरोक्त उनवानवाला मुकद्दमा में प्रार्थिन छाया देवी पुत्री श्री प्रमोद सिंह, निवासी गांव धगोग, डाकघर करसाल, तहसील लडभड़ोल, जिला मण्डी (हि०प्र०) ने इस अदालत में दिनांक 07-01-2023 को प्रार्थना-पत्र प्रस्तुत करते हुए अपने प्रार्थना-पत्र में निवेदन किया है कि प्रार्थिन का जन्म दिनांक 17-05-2000 को गांव धगोग, डाकघर करसाल, तहसील लडभड़ोल में हुआ है। परन्तु प्रार्थिन की जन्म तिथि 17-05-2000 ग्राम पंचायत ममाण बनान्दर के जन्म पंजीकरण अभिलेख में दर्ज नहीं हुई है। प्रार्थिन ने अपने प्रार्थना-पत्र के

समर्थन में अवाहन पत्र तलबाना, शपथ पत्र तीन अदद, अप्राप्यता प्रमाण पत्र, मुख्य पंजीकार जन्म एवं मृत्यु पंजीकरण शिमला-9 व जिला पंजीकार जन्म एवं मृत्यु पंजीकरण मण्डी, जिला मण्डी से प्राप्त अनुमति साथ संलग्न कर रखे हैं। अब प्रार्थिन ने अपनी जन्म तिथि को दर्ज करवाने के आदेश चाहे हैं।

अतः इस इशतहार के माध्यम से सर्वसाधारण आम जनता को सूचित किया जाता है कि यदि किसी व्यक्ति को प्रार्थिन छाया देवी पुत्री श्री प्रमोद सिंह, निवासी गांव धगोग, डाकघर करसाल, तहसील लडभडोल, जिला मण्डी (हि0प्र0) की जन्म तिथि 17-05-2000 को ग्राम पंचायत ममाण बनान्दर के जन्म पंजीकरण अभिलेख में दर्ज करने बारा कोई उजर/एतराज हो तो वह असालतन या वकालतन तारीख पेशी दिनांक 09-02-2023 को प्रातः 10.00 बजे इस अदालत में हाजिर होकर अपना उजर/एतराज पेश कर सकता है। बसूरत गैरहाजिरी एकतरफा कार्यवाही अमल में लाई जाकर प्रार्थिन की जन्म तिथि दर्ज करने के आदेश पारित कर दिए जाएंगे।

यह इशतहार आज दिनांक 07-01-2023 को मेरे हस्ताक्षर व मोहर सहित अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित/—
कार्यकारी दण्डाधिकारी,
लडभडोल, जिला मण्डी (हि0प्र0)।

ब अदालत कार्यकारी दण्डाधिकारी, तहसील धर्मपुर, जिला मण्डी (हि0प्र0)

मुकदमा शीर्षक :

श्री बसन्त सिंह पुत्र हिरदा राम, निवासी तरयाम्वला, डाकघर लौंगणी, तहसील धर्मपुर, जिला मण्डी (हि0प्र0) प्रार्थी।

बनाम

आम जनता

प्रत्यार्थी।

प्रार्थना-पत्र बराये जेर धारा 13(3) जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969.

उपरोक्त विषय के सन्दर्भ में श्री नेक राम, निवासी तरयाम्वला, तहसील धर्मपुर, जिला मण्डी (हि0प्र0) ने एक प्रार्थना-पत्र मय ब्यान हल्फी व अप्राप्यता प्रमाण-पत्र स्थानीय पंजीयक/मृत्यु प्रमाण-पत्र, प्रधान ग्राम पंचायत प्रस्तुत किया है कि उसके भाई की मृत्यु दिनांक 20-07-1988 को हुई है। परन्तु किन्हीं कारणवश वह उनकी मृत्यु ग्राम पंचायत के रिकार्ड में दर्ज नहीं करा सका।

अतः इस इशतहार द्वारा सर्वसाधारण को सूचित किया जाता है कि उपरोक्त मृत्यु तिथि दिनांक 20-07-1988 को दर्ज करने बारे कोई उजर/एतराज हो तो वह असालतन/वकालतन पेशी दिनांक 20-03-2023 को प्रातः 10.00 बजे हाजिर अदालत होकर अपना उजर पेश कर सकता है। बसूरत गैरहाजिरी में एकतरफा कार्यवाही अमल में लाई जाकर तिथि दर्ज करने का आदेश पारित कर दिए जाएंगे।

आज दिनांक 21-01-2023 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित/—
कार्यकारी दण्डाधिकारी,
धर्मपुर, जिला मण्डी (हि0 प्र0)।

ब अदालत कार्यकारी दण्डाधिकारी, तहसील धर्मपुर, जिला मण्डी (हि0प्र0)

मुकद्दमा शीर्षक :

श्री बसन्त सिंह पुत्र हिरदा राम, निवासी तरयाम्वला, डाकघर लौंगणी, तहसील धर्मपुर, जिला मण्डी (हि0प्र0) प्रार्थी।

बनाम

आम जनता

प्रत्यार्थी।

प्रार्थना—पत्र बराये जेर धारा 13(3) जन्म एवं मृत्यु पंजीकरण अधिनियम, 1969.

उपरोक्त विषय के सन्दर्भ में हिम्मतू देवी, निवासी तरयाम्वला, तहसील धर्मपुर, जिला मण्डी (हि0प्र0) ने एक प्रार्थना—पत्र मय ब्यान हल्फी व अप्राप्यता प्रमाण—पत्र स्थानीय पंजीयक/मृत्यु प्रमाण—पत्र, प्रधान ग्राम पंचायत प्रस्तुत किया है कि उसकी माता की मृत्यु दिनांक 15-06-1997 को हुई है। परन्तु किन्हीं कारणवश वह उनकी मृत्यु ग्राम पंचायत के रिकार्ड में दर्ज नहीं करा सकी।

अतः इस इश्तहार द्वारा सर्वसाधारण को सूचित किया जाता है कि उपरोक्त मृत्यु तिथि दिनांक 15-06-1997 को दर्ज करने बारे कोई उजर/एतराज हो तो वह असालतन/वकालतन पेशी दिनांक 20-03-2023 को प्रातः 10.00 बजे हाजिर अदालत होकर अपना उजर पेश कर सकता है। बसूरत गैरहाजिरी में एकतरफा कार्यवाही अमल में लाई जाकर तिथि दर्ज करने का आदेश पारित कर दिए जाएंगे।

आज दिनांक 21-01-2023 को मेरे हस्ताक्षर व मोहर अदालत से जारी हुआ।

मोहर।

हस्ताक्षरित/—
कार्यकारी दण्डाधिकारी,
धर्मपुर, जिला मण्डी (हि0 प्र0)।
